

## TOWN AND COUNTRY PLANNING DEPARTMENT

The 13th May, 1983

No. 3493-10DP-83/7024.—With reference to Haryana Government Notification No. 9762-10DP-81/18500, dated 9th November, 1981 published in Haryana Government Gazette, dated 8th December, 1981 and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan, alongwith the restrictions and conditions applicable to the controlled area covered by it (given in Annexure A and B to the Development Plan) at Hansi. The relevant plans (existing land use plan drawing No. D.T.P. (H) 1517/81, dated 9th June, 1981 and Final Development Plan drawing No. D.T.P.(H) 1611/82, dated 23rd November, 1982 are appended hereto. This Development Plan shall have statutory force in respect of controlled area at Hansi.

## ANNEXURE 'A'

Explanatory Note on the Final Development Plan of Hansi.

## INTRODUCTION

Hansi, founded by Rai Pithora who built the fort of Hansi, is one of the oldest towns of Haryana. Hansi, in history, had been a chief town of Haryana and a centre of local administration. In 1411 the track of Hansi which was a part of Haryana came under the control of Khizar Khan the first king of Sayed Dynasty. During the period of Lodhis, it continued to form a part of Delhi Empire. Later on, it came under Moguls. After Aurangzeb, it was ruled by the Nawabs of Kasur and Farrukh Nagar. In 1795 George Thomas an English Sailor captured it from Nawabs and made it his headquarters. It was only after first independence war of 1857, which effected adversely this town, Hansi ceased to be a chief town.

Town Hansi is located at 75°—78' East longitudes and 29°—06' North latitudes at an elevation of 215 metres above mean sea level on the N.H. No. 10. It pertakes the climate of the region which is semi-arid. Annual rainfall is recorded 46.6 cms. mainly concentrated during July, August and September and temperature ranges from 30°F in January to 115°F during the months of May and June, during summer, as a typical phenomenon of this region, dust-storms are most frequent and during winter January is a frost-pronemonth.

Morphology of the town is marked by the narrow lanes, old brick structures, fort, fort walls, temples, tombs, mosques and local depressions which have taken shape of the ponds. Northern, Eastern and Southern sides of the town are flanked by the irrigation canals acting as Physical barriers for horizontal expansion of the town.

The town has two colleges (one each for boys and girls), two higher secondary schools (one each for boys and girls), two high schools (co-educational) and three primary schools. The town has a civil hospital presently operating in a insufficient building. However, a new building of 50 beds is under construction.

Hansi being an intermediate town could not develop its sound economic base. It is 27 kilometres east of its district headquarters town Hissar. Where all the major industries are located. Hansi being one of the important cotton trade centres could attract only a dozen cotton ginning and pressing factories. One of the largest units of spinning mills has since been setup in the co-operative sector which started producing yarn recently. Other than industrial activities the town has a planned grain market and vegetable market. However, the timber market is un-organised and scattered in the streets outside the walled town. A local mineral known as shora is also extracted which is used primarily for amunition.

## POPULATION GROWTH

Population of the town is growing with marked variations in every decade. The table below indicates that its population decreased during 1901—1911 and 1911—1921 by —2.42 per cent and —3.74 per cent respectively.

TABLE—1

Year	Population in persons	Per cent decennial variation
1	2	3
1901	16,523	..
1911	16,024	—3.02

1	2	3
1921	15,425	-3.74
1931	20,421	+32.39
1941	22,500	+10.18
1951	25,837	+14.83
1961	33,712	+30.48
1971	41,076	+21.84
1980	51,028	+24.23

The factors responsible for population decrease during these twenty years had been the epidemics of 1908 and 1918. It was only after 1921 that population started increasing and every since it is increasing though with significant variations as indicated in Table—I. Hence, to project the population for the planning period average growth rate will not suffice. Much will depend upon the rational and subjective judgement and induced infrastructure as nuclei of development.

#### OCCUPATIONAL STRUCTURE

The study of the Hansi town reveals that for the last fifteen years no industrial unit other than spinning mill in co-operative sector has been setup. As typical of every Indian city and town, Hansi also has three major employment sectors. First is trade and commerce which employs 29 per cent, second is the other service employing 20.5 per cent and third is industry both household and manufacturing employing 17.4 per cent of the total workers.

TABLE—2

Occupation/Category	Number of Workers		Per cent to total workers	
	1961	1971	1961	1971
1	2	3	4	5
1. Cultivators	1,103	947	12.3	9.5
2. Agricultural Labourers	217	815	2.4	8.2
3. Mining, Quarrying Fisheries, Live stock, etc.	152	74	1.17	0.8
4. Household Industry	616	321	6.8	3.2
5. Manufacturing Industry	1,418	1,420	15.9	14.2
6. Construction	388	505	4.3	5.0
7. Transportation, Storage, and Communication	636	961	7.1	9.6
8. Trade and Commerce	1,984	2,888	22.2	29.0
9. Other Services	2,438	2,042	27.3	20.5
Total	8,952	9,973	100.0	100.0

The above table indicated that the proportion of workers to total workers has decreased during 1961-71 in household industry, manufacturing industry and in other services. This decrease is indicative of the stagnation in industrialisation and services. It is only trade and commerce and agricultural labourers which have gained a substantial increase.

### LAND USE PROPOSALS

In order to channelize the physical development of the town and to check sporadic development outside the municipal limits, sizeable area has been declared as Controlled area,—*vide Haryana Government Gazette* notification No. 2TCP-79/780, dated 26th March, 1979 appearing in the Gazette of May 13, 1980 for the purpose of preparing a Development Plan. The Development Plan of the Controlled Area is prepared in integration to the landuse within municipal limits. Though landuse proposals within municipal area have no legal sanctity yet are the integral part of the overall planning and development of the town.

The Development Plan of the town is prepared as a long-term perspective for a period of 21 years, i.e., 2001 A.D. The plan will cater to the landuse demands of the one lac population. Purpose of making various land use proposals, a 35 per cent decennial growth of population has been conceived. This rate of growth is derived from the past trends and anticipated immigration of population due to induced magnetic development nuclei.

TABLE III

Landuse category	Existing landuse in Hect.	Proposed landuse in Hect.	Total land in Hect.
1. Residential	200	435	635
2. Commercial	24	40	64
3. Industrial	20	160	180
4. Public and Semi-Public	15	15	30
5. Public Utilities	14	10	24
6. Major roads, Transportation and Communication	82	301	383
7. Parks and Open Spaces	24	80	104
8. Vacant land, gardens, canals, ponds, etc.	..	64	64
Total	379	1,105	1,484

As indicated in the above table the total land required by 2001 A.D. would be 1,484 hectares at a density of 80 persons per hectare. It is further split into different landuse categories to meet the multifarious demands of the public.

#### I. Residential :

Land required for residential and its ancillary purposes is estimated to be 635 hectares by 2001 A.D. This estimate includes both land within municipal area and in the Controlled Area. The sectors designated for this use are 1-A, 2, 3, 4, 5, 5-A, 8, 9, 10, 11 (part) and each sector is assigned its own population density the average of all comes to be 160 persons per hectare. The figure conceived for estimating total residential demand. All residential sectors are well distributed in relationship with other landuses.

#### II. Commercial :

The town has planned grain and vegetable market developed by the colonization department and the local Improvement Trust, respectively. The only planned market required is that of Timber. Area for this market is earmarked in sector 11 east of Bus Stand where the existing timber market is functioning. The shopping areas are reserved along the Delhi-Hissar road taking into consideration this road to Centre exist. Land has also been earmarked for warehouses, godowns and storages in the north of railway station in sector-9. The total land for multiple commercial is proposed to the tune of 64 hectares.

**III. Industrial :**

The land for the purpose of setting up industries is proposed along the roads leading to Jind-Delhi, Hissar and Bhiwani. The land is allocated on the basis of existing trend of industrial development. Most of the industries presently operating are along these four roads. Such a distribution will ease the traffic load on the D.H.S. road and will enable the workers to travel minimum distance from their places of living. This industrial land is proposed in sectors 4, 5 (parts), 7, 10 and 1. The total land allocated to this use is 180 hectares at a density of 60 industrial workers per hectare. The land assigned will include both medium and light industries.

**IV. Public and Semi-Public :**

An area of 30 hectares is earmarked for this use in sectors 6 and 9 (part). Sector 6 is proposed for the establishment of institutions like vocational training centre, industrial training institute, medical institution, Degree Colleges, etc. In sector 9 land earmarked for this use accommodated the existing Tehsil Administration Complex and the civil hospital and rest of the land is reserved for future extension of the Tehsil Administration Complex.

**V. Public Utilities :**

For the purpose of public utilities land is assigned in sector 5 (part) and sector 8 (part). In sector 5 adjacent to the existing waterworks additional area of ten hectares is earmarked for the setting up of another waterworks and for the future extension of the existing waterworks. This will include the necessary buildings required by the public health department. Sector 8 is earmarked for the grid-station. The existing grid-station is accommodated as such. The land proposed for this use is 24 hectares. For the purpose of disposal sites all such sites will be given in the Agricultural zone whenever needed.

**VI. Major Roads, Transportation and Communication :**

To setup Auto market and vehicular parking a site of 10 hectares is earmarked in sector 8 (part) along the Tosham road. The existing bus stand has been accommodated as such. The major roads proposed to interlink the existing town with the new sectors and for the inter-relationship of each land-use are assigned the width as followings :—

(I) Bye-Pass	VI—60 Metres
(II) Delhi-Hissar-Sulemanki Road	VI—Existing width
(III) Bhiwani and Jind Roads and Road between sectors 3 and 4	V2—40 Metres
(IV) All sector periphery roads	V2—30 Metres

However, the width of other roads and street will be as per the detailed layout plans of the sectors an hierarchical manner.

**VII. Parks and Open Spaces :**

Presently, there is no park in the town maintained by the local bodies. For this use an area of 64 hectares is earmarked in sector 3 and 6. Sector 6 (part) will have town park of the size of almost 12 hectares and will serve to the existing town as well as the new township. It will include stadia, open air theatre, etc. In sector 3 existing fort has been accommodated and land around it, is left out as open. The total land assigned to this use is 104 hectares. This also includes the green belts along the major roads.

**VIII. Other Uses :**

Two parallel canals pass through the sectors 7, 8, 9 and 10, dividing these sectors, almost into two equal halves. These cover almost 64 hectares of land. These two canals will also act as recreational assets to the residents of the town.

**AGRICULTURAL ZONE**

The remaining area surrounding the urbanisation proposals is proposed to be preserved as an agricultural zone. This agricultural zone, however, would not eliminate the essential building development within this area such as extension of existing villages contiguous to 'Abadi-Deh', if undertaking as a project approved or sponsored by the Government in addition to the ancillary facilities necessary for the maintenance and improvement of the agricultural zone as such.

## ZONING REGULATIONS

The legal sanctity to the proposals regarding and use within controlled areas is being given effect to by a set of zoning regulation (detailed in Annexure 'B') which form a part of this development plan. These regulations will govern the change of land use and standard of development. They also detail out allied and ancillary uses which will be permitted within the various major land uses and stipulated that all development and change of land use shall be in accordance with the details shown in the sector plan, thereby ensuring the preparation of detailed sector plans, for each sector to guide the development and enforce proper control.

## ANNEXURE 'B'

## ZONING REGULATIONS

Governing uses and development of land in the Controlled Area of Hansi Town as shown in the Drawing No. DTP (H), 1611/82, dated 23rd November, 1982.

## 1. General :

These Regulations forming part of the Development Plan for the Controlled Area of Hansi shall be called Zoning Regulations of the Development Plan for the Controlled Area.

The requirements of these regulations shall extend to whole of the area covered by Development Plan and shall be in addition to the requirement of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the Rules framed thereunder :—

## II. Definitions :—

In these regulations :—

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' means rules contained in Part VII of rules.
- (c) 'Drawing' means drawing No. DTP (H) 1611/82, dated 23rd November, 1982.
- (d) 'Floor-Area Ratio' (FAR) means the ratio expressed in percentage between the total floor area of building on all floors and the total area of the site.
- (e) 'Group Housing' means housing in blocks without division into streets and independent, plots with necessary open spaces and sites for community facilities.
- (f) 'Light industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas fumes, odours, dust, effluents and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means and industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, Ice-cream manufacturing aerated water, atta chakkies with power, dry-cleaning and dyeing repair of household utensils, shoe making and repairing, fuel depots, etc.
- (h) 'Material date' means the 13th May, 1980 in respect of land within the Controlled Area notified under Punjab Scheduled Roads and Controlled Areas-Restrictions of Unregulated Development Act, 1963,—vide *Haryana Government Gazette Notification No. 2TCP-79/780*, dated 13th May, 1980.
- (i) 'Non-conforming Use' in respect of any land or building in the Controlled Area means the existing use of major landuse specified for that part of the area in the Development Plan.
- (j) 'Public Utility Building' means any building required for public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal including fire station.
- (k) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restrictions of Un-regulated Development Rules, 1965.
- (l) 'Sector density and Colony density' shall mean the number of persons per hectare in sector area of colony area as may be.

## EXPLANATION

- (i) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of Sector or colony bounded within the major road system shown in the drawing in the case of sector and on the approved layout plan of the colony in the case of colony excluding the land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (ii) For the purpose of calculation of sector density or colony density, it shall be assumed that 50% of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on an average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot, in the case shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (m) 'Site Coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (n) 'The terms Act', 'Colony Colonizer' 'Development Plan', 'Sector and Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, and
- (o) In case of doubt, any other term have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

## III. Major Land Uses/Zones.

For purposes of these Regulations, various parts of the Controlled Area indicated on drawing have been reserved for the following major land uses and to be designated as under : —

- (i) Residential Zone.
- (ii) Commercial Zone.
- (iii) Industrial Zone.
- (iv) Transport and Communication Zone,
- (v) Public Utility Zone.
- (vi) Public and Semi-Public Zone.
- (vii) Agricultural Zone.

## IV. Divisions into sectors.

Major land uses mentioned at serial No. (i), (ii), (iii), (iv), (v) and (vi) in the regulations III above are land uses for building purposes and have been divided into sectors as shown and bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawings.

Except as provided in regulation IX, Main, ancillary and allied uses, which subject to the other requirements of these Regulations and of the rules, may be permitted in the respective major land use zones are listed in appendix 'A', sub-joined to these regulations.

## V. Sector not Ripe for Development.

Notwithstanding the reservations of various sectors for respective landuses for building purposes, Director may not permit any change in their land use or allow construction of building thereon from consideration of compact and economical development of the Controlled Area, till such time as availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

## VI. Sector to be Developed Exclusively through Government enterprises : —

- (i) Change of landuse and development in sector for commercial use, shall be taken exclusively through the Government or Government Undertaking or a Public Authority approved by the Government in this behalf and no permission shall be given for development of any colony within this sector.

- (ii) Notwithstanding the provision of clause (i) above the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

### BUILDING RESTRICTIONS

#### VII. Development to conform to the sector Plan and Zoning Plan.

Except as provided in regulation VIII no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plan and or the approved layout plan of the colony in which the land is situated.

#### VIII. Industrial non-conforming use.

With regard to the existing industries shown in zone other than industrial zone in the Development Plan such industrial non-conforming uses may be allowed to continue, for a fixed period to be determined by the Director provided that the owner of the industry concerned—

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

2. No further expansion shall be allowed within the area of the conforming use.

#### IX. Discontinuance of Non-Conforming Uses.—

1. If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be demanded to have terminated and the land shall be allowed to be refused or re-developed only according to the conforming use.

2. If a non-conforming use of a building is damaged to the extent of 50% or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

3. After a lapse of period fixed under Regulation (X) the land shall be allowed to be re-developed or used for conforming use.

#### X. Density, Size and Distribution of Plots.—

Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20% variation allowed on either side of the prescribed sector density.

2. In case of a residential colony allowed under regulation XVII the colony density of the colony area shall not exceed the limits as laid down below with 20% variation on either side.

For area upto 100 Hectares	150 persons per Hectare.
For area larger than 100 Hectares	112 persons per Hectare.

#### XI. Individual site to form Parts of approved layout/zoning Plans.—

No permission for erection or re-erection of a building of a plot shall be given unless:—

1. The plot forms a part of an approved colony plan or the plot is such for which relaxation has been granted as provided in Regulation XV below.
2. The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

#### XII. Site coverage and Height of building under various type of uses.

Site coverage and height upto which building may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the Rules. In the case

other categories maximum site coverage and the floor area ratio shall be subject to architectural control, as may be imposed under Regulation XIV be as under.—

Type of use	Maximum coverage on ground floor	Maximum floor Area ratio
(i) Group Housing	33½ per cent	150 per cent
(ii) Government Offices	25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots with in Central business zone	50 per cent if Air conditioning is not done and 75 per cent if Air conditioning is done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent

### XIII. Building Lines in front side and rear :—

This shall be provided in accordance with the rules 51, 52 and 53 contained in chapter VII of the Rules.

### XIV. Architectural Control :—

Every building shall conform to architectural control wherever and if any specified in the Architectural control sheets accompanying the sector plan or layout of the approved colony as prepared under rule 50.

### XV. Relaxation of land use within Agricultural Zone :—

In case of any land lying in agricultural zone, Government may relax the provision of this Development Plan :—

- (a) for use and development of the land into a residential or industrial colony, provided the coloniser had purchased the land for the said purpose prior to the material date and the coloniser secures permission as per rules:
- (b) for use of land as an industrial site (as distinct from an industrial colony) provided that :—
  - (i) the Government is satisfied that the need of the industries is such that it cannot await alternative allotment in the proper zone;
  - (ii) the land was purchased prior to the material date;
  - (iii) the owner of the land undertakes to pay the director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in his behalf and during the interim period make satisfactory arrangements for the discharge of effluent;
  - (iv) owner of the land secures permission for building as required under rules.

*Explanation :—*The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

### XVI. Provision of farm Houses outside Abadi Deh in Agricultural Zone.—

A farm house in agricultural zone outside abadi deh of village may be allowed subject to the following conditions :—

- (i) No farm houses shall be permitted within 1 Km. of the urbanisable limit of any urban settlement as determined in the development master plans;
- (ii) Farm houses shall be permitted on the farms having not less than 2 hect. of area;
- (iii) The plent area limit for the farm house shall be as under :—

For land from 2 to 2.4 hect.

.. 150 Sq. metres

For every additional 0.4 hect. (with maximum of 300 Sq. metres) .. 15 Sq. metres



- (iv) It shall be constructed single storeyed and its height shall not exceed 5 metres.
- (v) It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under :—
  - (a) Where the roads is bypass to a Schedule Road .. 100 metres
  - (b) Where the road is a Schedule road .. 30 metres
  - (c) Any other road .. 15 metres

#### XVII. Relaxation of the Development Plan—

Government may, in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the Development Plan on principle of equity and justice on payment of such development charges and on such conditions, as it may deem fit to impose.

### APPENDIX 'A'

#### I. RESIDENTIAL ZONE

- (i) Residences.
- (ii) Boarding Houses.
- (iii) Social, Community, Religious and Recreation ; nio ; domgs.
- (iv) Public Utility buildings.
- (v) Educational buildings and all types of schools and colleges where necessary.
- (vi) Health Institutions.
- (vii) Cinemas.
- (viii) Retail shops and Restaurants.
- (ix) Local services industries.
- (x) Petrol filling stations.
- (xi) Bus stops, Tonga, Taxi Scooter and Rickshaw stands.
- (xii) Nurseries and Green houses.
- (xiii) Any other minor need ancillary to residential use.

As required local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

#### II. COMMERCIAL ZONE

- (i) Retail trade.
- (ii) Wholesale trade.
- (iii) Warehouse and storages.
- (iv) Commercial Offices and Banks.
- (v) Restaurants, hotel and transient boarding houses including public assistance institutions providing residential accommodation like Dharamshala tourist houses etc.
- (vi) Cinema and other places of public assembly like theatres, clubs, dramatic clubs, etc., run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.

- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling station and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus-stops, taxi, tonga and Rickshaw stands.
- (xiv) Town Parks.
- (xv) Any other use which the Director in public interest may decide.

### III. INDUSTRIAL ZONE

- (i) Light industry.
- (ii) Medium industry
- (iii) Heavy industry.
- (iv) Service industry.
- (v) Warehouses and storages.
- (vi) Public utility community buildings and retail shops.
- (vii) Parking, loading and unloading areas.
- (viii) Truck stand, Bus stop, Taxi, Tonga and Rickshaw stands.
- (ix) Petrol filling stations and service garages.
- (x) Any other use permitted by the Director.

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

### IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and sidings.
- (ii) Transport Nagar, Roads and Transport Depots and Parking areas.
- (iii) Dock yard, jetty, piers.
- (iv) Airports and Air Stations.
- (v) Telegraph offices, Telephones and Telephone.
- (vi) Broadcasting Stations.
- (vii) Television Station.
- (viii) Horticulture and nurseries at approved sites.
- (ix) Petrol filling stations and service garages.
- (x) Parking spaces, bus stop/shelter, taxi, tonga and rickshaw stands.

At sites approved by the Director.

### V. PUBLIC UTILITIES ZONE

- (i) Water supply installations including treatment plants.
- (ii) Drainage and sanitary installations including disposal works.
- (iii) Electric power plants, sub-station etc. and staff quarters at approved sites.
- (iv) Gas installation and gas works.

### VI. PUBLIC AND SEMI-PUBLIC ZONE

- (i) Government offices, Government Administration Centres, Secretariats, District Offices, Law Courts, Jails, Police Station, Governor, President's residence.

- (ii) Educational cultural and religious institutions.
- (iii) Civic, Cultural and Social institutions like theatres, open houses etc. of a predominantly non-commercial natures.
- (v) Land belonging to difence.
- (vi) Any other use which Government in public interest may decide.

#### VII. OPEN SPACE

- (i) Sports grounds, stadia and play grounds.
- (ii) Parks and green belts.
- (iii) Cemeteries, Crematoria, etc.
- (iv) Any other recreational use with the permission of the Director.

#### VIII. AGRICULTURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-Deh.
- (iii) Farm houses outside Abadi-Deh subject to restrictions as laid down in zoning regulation (XVIII).
- (iv) Expansion of existing Villages continuous to a Abadi Deh if under taken under a project approved or sponsored by the central or State Government.
- (v) Milk chilling stations and pasteurization plants.
- (vi) Bus and Railway Stations.
- (vii) Airports with necessary buildings.
- (viii) Wireless stations.
- (ix) Grain Godowns/Storage and Cold storage spaces at sites approved by the Director.
- (x) Weather Station.
- (xi) Land drainage and irrigation Hydro-electric Works and tube well for irrigation,
- (xii) Mining and extration operations including Lime and Brick-kilns, stone quarries and Crushing subject to the rules and at approved sites.
- (xiii) Telephone and electriect transmission lines and poles.
- (xiv) Cremation and burial grounds.
- (xv) Petrol filling stations and garage services.
- (xvi) Hydro-electric/thermal sub-stations.
- (xvii) Any other use which Government may in public interest decide.

A. K. SINHA,

Commissioner and Secretary to Government, Haryana,  
Town and Country Planning Department.

# II A N S I

EXISTING LAND USE PLAN  
OF CONTROLLED AREA HANSI

CONTROLLED AREA BOUNDARY

MUNICIPAL BOUNDARY

EXISTING TOWN

EXISTING VILLAGE

INDUSTRY

MANDI & WARE HOUSING

PUBLIC BUILDINGS

METALLS &amp; ROADS

KATCHA RASTAS

BUS STAND & RAILWAY STATION

ORCHARDS, GARDENS

## STRUCTURE

CREMATION GROUND

## PONDS & DEPRESSION

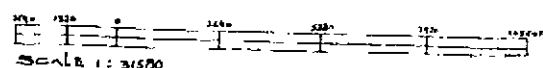
MOUNDS

### CANALS & OTHER WATER BODIES

BRICK WLN

HIGH NEYON LINE

NOTE: THIS DRAWING TRACED FROM 1475/80 Dg: 1080



DRG. NO. D.T. P. (H) 1517/81 DT. 9.6.81

PLANNING ASSISTANT

ASSIST JOHN PLANNER

DIST. TOWN PLANNER

SENIOR TOWN PLANNER

DIRECTOR

DEPTT. OF T & C PLG. HARYANA

# HANSI

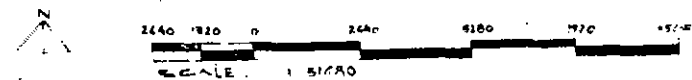
## DEVELOPMENT PLAN FOR THE CONTROLLED AREA - 2001 AD.

### LEGEND

- CONTROLLED AREA BOUNDARY  
MUNICIPAL BOUNDARY  
DISTRICT BOUNDARY  
ROADS EXISTING DUAL CARRIAGE  
RAILWAYS, METRE GUAGE  
CANALS  
VILLAGES

### PROPOSED LAND USE

- |          |           |  |
|----------|-----------|--|
| MAN CODE | SUB GROUP | PROPOSED LAND USE                      |
| 100      |           | RESIDENTIAL                            |
| 200      |           | COMMERCIAL                             |
| 220      |           | WHOLE SALE                             |
| 230      |           | WARE HOUSES & STORAGE                  |
| 300      |           | INDUSTRIAL                             |
| 320      |           | LIGHT INDUSTRY                         |
| 330      |           | EXTENSIVE / MEDIUM                     |
| 400      |           | TRANSPORTATION & COMMUNICATION         |
| 420      |           | TRANSPORT DEPOSIT                      |
| 500      |           | PUBLIC UTILITIES                       |
| 510      |           | WATER SUPPLY INSTALLATIONS             |
| 530      |           | ELECTRIC POWER PLANTS SUB STATIONS ETC |
| 600      |           | PUBLIC & SEMI PUBLIC USES              |
| 610      |           | PUBLIC BUILDINGS                       |
| 620      |           | EDUCATIONAL                            |
| 630      |           | MEDICAL & HEALTH INSTITUTIONS          |
| 700      |           | OPEN SPACES                            |
| 720      |           | PARKS                                  |
| 730      |           | OTHER RECREATIONAL USES                |
| 800      |           | AGRICULTURAL LAND                      |
|          |           | OTHERS                                 |
|          |           | SECTOR NO                              |
|          |           | DENSIFICATION DENSITY                  |



DRG. NO. D. T. P (H) 1611/82 DT. 23.11.82

PLANNING ASSISTANT: *Hans Singh*  
ASST. TOWN PLANNER: *K. Singh*  
DIST. TOWN PLANNER: *21/11/82*  
SENIOR TOWN PLANNER: *State / 11/11/82*  
CHIEF TOWN PLANNER: *State*

*Ministry*  
DIRECTOR

DEPTT. OF TOWN & COUNTRY PLANNING, HARYANA

